

2067

728

ROBERTS & SON, BIRMINGHAM

Form 43A-2-WARRANTY DEED

Corrected Deed

THE STATE OF ALABAMA, SHELBY COUNTY

Know All Men by these Presents: That for and in consideration of

DOLLARS

-----One Thousand and no/100's-----
 to the undersigned grantor s, James Cross, Jim Atwood Cross, both single & Gene Cross, married
 in hand paid by Eugene Cross, a widower, the receipt
 whereof is hereby acknowledged we do grant, bargain, sell, and convey unto the
 said Eugene Cross the following described real estate, to wit:

Situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, Township 19, Range 2 West, to wit:

Beginning at the Southeast corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, Township 19, Range 2 West and run along the South line of said quarter 315 feet to the point of lot known as lot 2. Thence run North 105 feet; thence run West 315 feet; thence run South 105 feet; thence run East 315 feet to the point of beginning. Situated in Shelby County, Alabama.

Being the same property as conveyed to Eugene Cross and Mamie Cross, by deed dated May 13, 1963, and recorded May 13, 1963, in Book 225, page 332, Shelby County Probate Records. Mamie Cross died intestate on August 5, 1982. Leaving as her sole heirs at law, her husband, Eugene Cross, and three children, namely James Cross, Jim Atwood Cross and Gene Cross. All of her debts have been paid in full. There were no other children born to Mamie Cross.

This property does not constitute the homestead of Gene Cross, a married man.

situated in Shelby County, Alabama.

To Have and to Hold to the said Eugene Cross, his heirs and assigns forever.

And we do, for ourselves/our heirs, executors, and administrators, covenant with said Eugene Cross, his heirs and assigns, that

we are lawfully seized in fee simple of said premises; that they are free from all incumbrances, and that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the said Eugene Cross, his heirs, executors, and assigns, forever, against the lawful claims of all persons.

Given under our hand s and seal s, this 29th day of June, 1987

Witness:

NOTARY ON REVERSE

Prepared by: Paula J. Patterson
 P. O. Box 59078
 Birmingham, AL 35259

X James Cross (L. S.)
 James Cross
 X Jim Atwood Cross (L. S.)
 Jim Atwood Cross
 X Gene Cross (L. S.)
 Gene Cross (L. S.)

5248 - Keith Circle
B'ham AL 35243

✓ Allied Bldg, Inc
 2441 Hwy 70 East
 Hot Springs, Arkansas

Attn: Nancy

71901

BOOK 142 PAGE 800

BOOK 140 PAGE 249

THE STATE OF ALABAMA, Shelby COUNTY

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that James Cross, Jim Atwood Cross and Gene Cross whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 29th day of June, 19 87.

Notary

My commission expires:

10-03-88

THE STATE OF ALABAMA, _____ COUNTY

I, _____ in and for said State and County, do hereby certify that on the _____ day of _____, 19 _____, came before me the within named _____, known to me to

be the wife of the within named _____ who being examined separate and apart from the husband touching her signature to the within conveyance acknowledged that she signed the same of her own free will and accord, and without fear, constraint, or threats on the part of the husband.

In witness whereof, I hereto set my hand, this _____ day of _____, 19 _____.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JUL 13 PM 4:38

1. Deed Tax \$ 1.00

2. Mtg. Tax

3. Recording Fee 5.00

4. Indexing Fee 1.00

TOTAL

7.00

WARRANTY DEED

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JUL 28 PM 4:38

Thomas A. Shandling, Jr.
JUDGE OF PROBATE

THE STATE OF ALABAMA
COUNTY

I hereby certify that this conveyance was filed
in my office for record on the _____ day of _____, 19 _____.

at _____ o'clock _____ M., and was duly

recorded in Vol. _____ page _____.

of Record of Deeds, and that \$ _____

Deed Tax has been paid as required by law.

Judge of Probate.

Recording Fee, \$ _____.

1. Deed Tax

Corrected

2. Mtg. Tax

3. Recording Fee

5.00

4. Indexing Fee

1.00

TOTAL

6.00